




Comparable Sales

1	7 BUCHANAN STREET BALLINA NSW 2478	Sold ^{RS} \$780,000
	<div> <div> <div> <div> <div></div> <div>3</div> </div> <div> <div></div> <div>1</div> </div> <div> <div></div> <div>2</div> </div> <div> <div></div> <div>465m²</div> </div> <div> <div></div> <div>112m²</div> </div> </div> <div> <div>Year Built</div> <div>-</div> <div>DOM</div> <div>27</div> </div> <div> <div>Sold Date</div> <div>29-Oct-25</div> <div>Distance</div> <div>0.6km</div> </div> <div> <div>First Listing</div> <div>\$850,000 - \$900,000</div> </div> <div> <div>Last Listing</div> <div>\$850,000 - \$900,000</div> </div> </div></div>	
2	86 FOX STREET BALLINA NSW 2478	Sold \$810,000
	<div> <div> <div> <div> <div></div> <div>4</div> </div> <div> <div></div> <div>1</div> </div> <div> <div></div> <div>2</div> </div> <div> <div></div> <div>544m²</div> </div> <div> <div></div> <div>110m²</div> </div> </div> <div> <div>Year Built</div> <div>1970</div> <div>DOM</div> <div>49</div> </div> <div> <div>Sold Date</div> <div>18-Aug-25</div> <div>Distance</div> <div>1.01km</div> </div> <div> <div>First Listing</div> <div>Guide \$775,000 - \$825,000</div> </div> <div> <div>Last Listing</div> <div>\$810,000</div> </div> </div></div>	
3	4 PRINCESS AVENUE BALLINA NSW 2478	Sold \$830,000
	<div> <div> <div> <div> <div></div> <div>3</div> </div> <div> <div></div> <div>1</div> </div> <div> <div></div> <div>3</div> </div> <div> <div></div> <div>582m²</div> </div> <div> <div></div> <div>113m²</div> </div> </div> <div> <div>Year Built</div> <div>1980</div> <div>DOM</div> <div>-</div> </div> <div> <div>Sold Date</div> <div>24-Jul-25</div> <div>Distance</div> <div>0.77km</div> </div> <div> <div>First Listing</div> <div>-</div> </div> <div> <div>Last Listing</div> <div>-</div> </div> </div></div>	

Pricing Information

Based on the above-mentioned sales, our opinion of the estimated selling price is \$780,000 - \$850,000, but we are unsure where the price will end up. We recommend you inspect the property to determine what it may be worth to you.

Kind Regards
Team Mills